

\$499,000 - 452 Quarry Way Se, Calgary

MLS® #A2213199

\$499,000

2 Bedroom, 3.00 Bathroom, 1,419 sqft

Residential on 0.03 Acres

Douglasdale/Glen, Calgary, Alberta

OPEN HOUSE SUNDAY JULY 27 1-3

FABULOUS END-UNIT IN QUARRY

PARK -Nestled in an amenity rich, picturesque setting, this END-UNIT townhome offers a

fabulous urban lifestyle, Driving into the area, it's easy to notice the distinctive architecture &

landscape. Rounding the bend is this stylish

"French Colonial" design. END-UNIT

townhome "€" with welcoming curb appeal.

And LOW CONDO FEES. 2 primary

bedrooms, 2 ½ baths, den, & large attached

garage. Coming up the inviting west walk there

is a covered patio - relax & enjoy a visit. Upon

entering, there's an offset flexible den with

ample windows & view. Maybe add a

wall-bed. Tasteful finishing throughout and

interior recently repainted. The Main has a

gracious living room, gorgeous hardwood,

abundant windows, high ceiling & ambient

fireplace. Also a top-end TV/Sono is

included. Flowing into the kitchen, it's

great every day & for entertaining. The kitchen

delights with custom gloss cabinetry, quartz

counters, S/S/Apps, gas stove & ample dining

area. Lovely wrap-around window views.

Relax on the sunny west deck - light up the

BBQ. An offset half bath provides

convenience & privacy. Retreat to the top

floor. Two primary bedrooms, each with

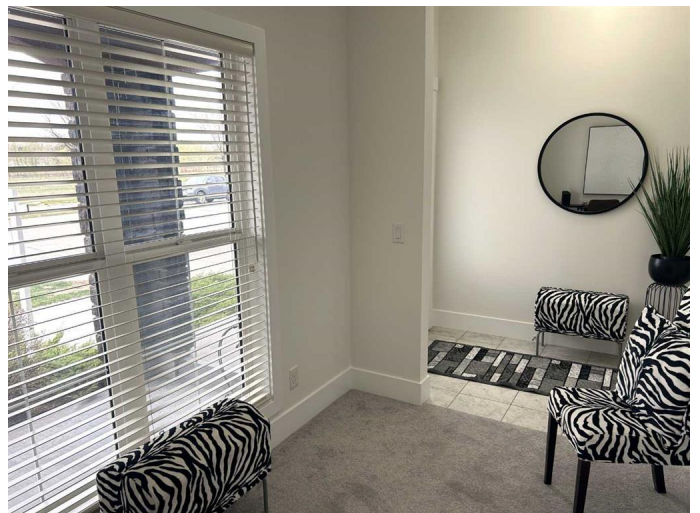
en-suite & walk-in closet & built-in shelving.

Also convenient laundry. Extra storage in the

large garage. Quarry is reputed as having all

the benefits of an inner-city community

coupled with easy access. There's



fabulous Quarry Park Market, Remington
YMCA and the natural paradise of the Bow
River & pathways .A Luxurious Home in a
Scenic Community, Wonderful Amenities,
Great Accessibility - all at a Friendly Price.
Just move in and enjoy!

Built in 2015

Essential Information

MLS® #	A2213199
Price	\$499,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,419
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	452 Quarry Way Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5N4

Amenities

Amenities	Other, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, High Ceilings, Storage, Walk-In Closet(s), Ceiling Fan(s), Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Landscaped, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2025
Days on Market	114
Zoning	M-2
HOA Fees	283
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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